

GLANCE & ASSOCIATES, INC.
ARCHITECTURE + PLANNING

February 14, 2005

David C. Hook, Attorney at Law
Hook & Hook
189 West High Street
Waynesburg, PA 15370

RE: Brendel House and Related Buildings
aka Ernest Thralls House and Apple House
124 Forney Hollow Road
Spraggs, PA 15362
Detailed Cost Estimate

Pn04-117

Dear Mr. Hook:

The following is my Expert Report concerning the construction costs to return the Brendel house, and all of the related building damaged by the underground mining, to their original condition prior to this occurrence.

I am a practicing architect with more than 30 years of experience in the design of new buildings, renovation of existing buildings, restoration of historic buildings and forensic architecture throughout Western Pennsylvania. All of our projects require a cost estimate. Therefore I have extensive experience in providing cost estimates as it relates to historic buildings. The findings, opinions and conclusions in this report are based upon the following:

1. Conducted numerous site visits to become generally familiar with the interior and exterior conditions of the buildings.
2. Used a ladder to better evaluate the conditions at the higher elevations of the Brendel residence.
3. Secured contractors, who were experts in their trades, to accompany me during my site visits.
4. Took extensive photographs of the interior and exterior conditions of all of the structures.
5. Reviewed the cost estimate prepared by fci Associates (100 Sixth Street Monongahela, PA) for the Apple House and the Ernest Thralls House.
6. Reviewed the Outline Specifications and drawings prepared by LDA Architect (Pittsburgh, PA, July 2004).
7. Reviewed the preliminary structural drawings prepared by Taylor Structural Engineers (Pittsburgh, PA, July 9,2004).

8. As provided by the current owners, reviewed the original elevation and perspective drawings as prepared by Ernest Thralls (circa 1939).
9. Commissioned Mid-Atlantic Environmental Consultants (Glenshaw, PA) to conduct a detailed hazardous material test of the Brendel residence.
10. Engaged Belfor Property Restoration (Cuddy, PA) to provide a detailed cost estimate to abate the hazardous materials identified by Mid-Atlantic Environmental Consultants report.
11. To more accurately determine construction costs, several contractors and suppliers were requested to review the work items identified in the attached Construction Cost Estimate Report.
12. To more accurately determine construction costs, our cost estimate database, which has been developed over the past 20 years with cost histories of similar restoration projects, was used.
13. Reviewed the 77 photographs taken by Roy Brendel at the time of the undermining showing the resulting damage to their house.
14. Reviewed the National Register of Historic Places Registration Form prepared by Clinton Piper, October 1998.

The following assumptions were made in the preparation of the attached Construction Cost Estimate Report.

1. Given the magnitude of the restoration work, the occupants of both residential structures will be required to move to another residence for the entire duration of the work.
2. This temporary residence will be similar in size, type and general location as their current residence.
3. Furnishings will be moved to a safe and secure commercial storage building and will remain at that location until the renovation has been completed.
4. The project duration is 12 months for the Brendel residence.
5. The project duration is 8 months for the Apple house.
6. All of the workers will be paid Prevailing Wages plus the following "burden of labor" costs:
 - A. Average Prevailing Wage rate for the type of work to be conducted is \$35.00
 - B. Average "burden of labor" rate for the type of work to be conducted is as follows:
 1. FICA 7.65%
 2. SUTA 10.26%
 3. FUTA .8%
 4. WORKMAN'S COMP. 8.85%
 5. GENERAL LIABILITY 2.75%
 6. UMBRELLA INSURANCE 2.75%
 7. TOTAL $33.06\% \times \$35.00 = \11.57
 - C. TOTAL HOURLY RATE ($\$35.00 + \11.57) $\$46.57$

7. The hourly rate used in the Report is an average of the type of skilled tradesmen and labors including benefits.
8. The cost of materials includes sales tax, delivery and storage, if required, onsite.
9. Damage may exist which is presently obscured by vegetation or temporary structural bracing. Therefore the cost to repair this damage, should any exist, is not included in the Report.
10. Additional damage will likely occur as the structures are jacked into their original position and leveled. The cost to repair this damage is not included in this Report.

The following is a summary of our cost estimate for each of the structures:

1. Brendel residence:	\$915,524.78
2. Apple residence	117,016.23
3. Chicken house	16,690.62
4. Horse barn	31,842.50
5. Sheep shed	25,512.26
6. Pig pen	13,926.66
7. Log house	18,434.20
8. Car barn	28,643.56
9. Storage shed	14,071.20
10. Overhead and profit	<u>236,332.40</u>
11. TOTAL	\$1,417,994.41

Please feel free to contact me should you have any question.

Sincerely,



A. Richard Glance
President

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

CONSTRUCTION COST ESTIMATE

February, 2005

BRI
EL RESIDENCE
R.D. 1, BOX 135
FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA 15362

WORK ITEM - GLANCE & ASSOCIATES	QUANT.	UNITS	UNIT COST	ESTIMATED COST
SITE MOBILIZATION & PA ONE CALL				
INSURANCE, PERF. & PMT. BONDS & PERMITS	1	LUMP	\$1,150.00	\$1,150.00
PROJECT SUPERVISION 160 H.R. X \$35	1	LUMP	\$10,000.00	\$10,000.00
GEOTECH SERVICES FOR SOIL BEARING	12	MONTH	\$5,600.00	\$67,200.00
SITE OFFICE, PHONE, FAX	1	LUMP	\$32,000.00	\$32,000.00
SITE STORAGE TRAILER	12	MONTH	\$1,000.00	\$12,000.00
PORTA-JOHN	12	MONTH	\$400.00	\$4,800.00
DUMPSTER	12	MONTH	\$85.00	\$1,020.00
TEMPORARY UTILITIES - WATER & ELECTRIC	12	MONTH	\$350.00	\$4,200.00
TEMPORARY HEAT	6	MONTH	\$300.00	\$1,800.00
SITE PROTECTION (SAFETY FENCING)	1	LUMP	\$500.00	\$500.00
ENVI ABATEMENT PER BELFORE	1	LUMP	\$45,930.00	\$45,930.00

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

CONSTRUCTION COST ESTIMATE

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BRF - EL RESIDENCE
R.D. BOX 135
FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA 15362

MOVE FURNISHINGS TO STORAGE	1 LUMP	\$4,500.00	\$4,500.00
TEMPORARY STORAGE OF HOUSE FURNISHINGS	12 MONTH	\$600.00	\$7,200.00
TEMPORARY HOUSING FOR OCCUPANTS	12 MONTH	\$1,250.00	\$15,000.00
UTILITIES AT TEMPORARY HOUSING	12 MONTH	\$300.00	\$3,600.00
MOVE FURNISHINGS FROM STORAGE TO HOUSE	1 LUMP	\$4,500.00	\$4,500.00
DOCUMENT & REMOVE OR PROTECT HISTORIC FABRIC	1 LUMP	\$20,000.00	\$20,000.00
FENCE REPAIR LABOR	64 MAN HOURS	\$46.57	\$2,980.48
FENCE REPAIR MATERIALS	1 LUMP	\$2,000.00	\$2,000.00
DEMOLITION AND SALVAGE STONE PORCHES	172 MAN HOURS	\$46.57	\$8,010.04
REMOVE TREES AND SHRUBS ADJACENT TO HOUSE	1 LUMP	\$3,500.00	\$3,500.00
REPLACE PLANTING ADJACENT TO HOUSE	1120 SQ.FT.	\$6.00	\$6,720.00
EXCAVATE/BACKFILL FOUNDATION	700 CU. YDS.	\$37.50	\$26,250.00

CONSTRUCTION COST ESTIMATE

February, 2005

BRE - EL RESIDENCE

R.D. 1, BOX 135

FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA 15362

GLANCE ASSOCIATES INC.
 94 PILGRIM ROAD
 PITTSBURGH, PA 15106

SCAFFOLDING FOR EXTERIOR WORK - EACH ADDITIONAL MONTH	3 MONTH	\$2,500.00	\$7,500.00
REPAIR CHIMNEY	96 MAN HRS.	\$45.00	\$4,320.00
NEW FOOTING DRAINS	300 LIN.FT.	\$20.00	\$6,000.00
REPLACE ROOF FLASHING	80 MAN HRS.	\$46.57	\$3,725.60
REPLACE SHINGLE ROOF	22 Square	\$285.00	\$6,270.00
RESTORE CLAY TILE ROOF	236 SQ.FT.	\$16.00	\$3,760.00
ROOF DECKING & FRAMING REPAIRS	2370 SQ.FT.	\$7.50	\$17,775.00
REPLACE FLAT ROOFS	200 SQ.FT.	\$17.50	\$3,500.00
REPAIR GUTTERS & DOWNSPOUTS	160 LIN.FT.	\$15.00	\$2,400.00
REPAIR STONE VENEER ON HOUSE	192 MAN HRS.	\$46.57	\$8,941.44
RESTORE/REPLACE EXT. STUCCO	180 MAN HRS.	\$46.57	\$8,382.60
STONE & STUCCO MATERIALS	1 LUMP	\$3,500.00	\$3,500.00
PAINT EXTERIOR - LABOR	200 MAN HOURS	\$46.57	\$9,314.00
PAINT EXTERIOR - MATERIALS	1 LUMP	\$800.00	\$800.00
REPLACE BASEMENT WINDOWS	3 EACH	\$625.00	\$1,875.00
REMOVE, RESET, PAINT, ALL WINDOWS	29 EACH	\$525.00	\$0.00
			\$15,225.00

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

CONSTRUCTION COST ESTIMATE

BRE EL RESIDENCE
R.D. 1, BOX 135
FORNEY HOLLOW ROAD
SPRINGFIELD PENNISY VANIA 15362

94 PILGRIM ROAD
PITTSBURGH, PA 15106

TEMPORARY ENCLOSURE WINDOWS & DOORS		40 EACH	\$120.00	\$4,800.00
REPLACE STEEL CASEMENT WINDOWS	1 EACH	\$850.00	\$850.00	
RESET SUNROOM & SECOND FL. PORCH SPECIALTY WINDOWS	80 MAN HRS.	\$46.57	\$3,725.60	
REGLAZE BROKEN WINDOWS	11 EACH	\$55.00	\$605.00	
RESET STAINED GLASS WINDOWS & TRIM	32 MAN HOURS	\$46.57	\$1,490.24	
REGROUT 904 GLASS BLOCKS	200 MAN HOURS	\$46.57	\$9,314.00	
REPLACE GLASS BLOCK WINDOWS	13 EACH	\$250.00	\$3,250.00	
REPAIR JALOUSIE WINDOWS - SECOND FL. PORCH	24 MAN HRS.	\$46.57	\$1,117.68	
REPAIR JALOUSIE STORM DOOR - SECOND FL. PORCH	8 MAN HRS.	\$46.57	\$372.56	
RECAULK WINDOWS	29 EACH	\$60.00	\$1,740.00	
REPLACE DOME SKYLIGHT	1 EACH, INSTALLED	\$600.00	\$600.00	
NEW GARAGE DOORS & OPENERS	2 EACH	\$1,250.00	\$2,500.00	
TEMPORARY CABLE TIES	62 EACH	\$750.00	\$46,500.00	
REPLACE FOOTING	418 LIN. FT.	\$85.00	\$35,530.00	

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CONSTRUCTION COST ESTIMATE

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GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

REINFORCE FOOTING (GRIP-TITE)	EACH	\$1,377.36	\$0.00
FOUNDATION WALL REPAIRS	280 LIN. FT.	\$85.00	\$23,800.00
JACK & LEVEL HOUSE	42 JACKS	\$850.00	\$35,700.00
	0	\$0.00	\$0.00
REMOVE/RESET MECH. EQUIP.	80 MAN HOURS	\$46.57	\$3,725.60
REPLACE CONC. FL. SLAB, BASEMENT	1648 SQ.FT.	\$7.50	\$12,360.00
REPLACE FIBER CEILING PANELS	19 EACH	\$100.00	\$1,900.00
REFIT FIBER CEILING TILE, PRIME, PAINT, 3 ROOMS	1575 SQ.FT.	\$2.00	\$3,150.00
REPLACE SUSPENDED CEILING TILE & GRID	309 SQ.FT.	\$2.00	\$618.00
REFIT COVE MOLDING, PAINT	350 LIN.FT.	\$3.50	\$1,225.00
REPAIR BASEMENT STAIR	10 EACH	\$45.00	\$450.00
REPAIR FRONT STAIR	10 MAN HOURS	\$46.57	\$465.70
			\$0.00
REMOVE/RESET DOORS & FRAMES	36 EACH	\$250.00	\$9,000.00
PLASTER REPAIR	80 MAN HOURS	\$46.57	\$3,725.60
INTERIOR WALL PATCH & PAINT	120 MAN HOURS	\$46.57	\$5,588.40

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SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

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GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

REMOVE, RESET, PAINT BASEBOARDS	550 LIN.FT.	\$3.50	\$1,925.00
INTERIOR PAINT - MATERIALS	1 LUMP	\$1,200.00	\$1,200.00
INTERIOR TRIM REPAIR & PAINT	64 LIN.FT.	\$35.00	\$2,240.00
REPAIR WINDOW SILLS	8 EACH	\$150.00	\$1,200.00
RESET & PAINT FIBER WALL PANELING	40 MAN HOURS	\$46.57	\$1,862.80
REPRODUCE FIBER WALL PANELING	4 EACH	\$150.00	\$600.00
REPLACE SUNROOM PANELING	64 SQ.FT.	\$6.50	\$416.00
WALLPAPER REPAIR/REPLACE	16 MAN HOURS	\$46.57	\$745.12
REGROUT CERAMIC FLOOR TILE	673 SQ.FT.	\$5.00	\$3,365.00
REPAIR CERAMIC FLOOR TILE, BREAKFAST ROOM	49 PIECES	\$75.00	\$3,675.00
REPLACE BROKEN CERAMIC TILE, BREAKFAST ROOM	51 PIECES	\$125.00	\$6,375.00
REPAIR HISTORIC CERAMIC TILE	34 PIECES	\$95.00	\$3,230.00
REPLACE HISTORIC CERAMIC TILE	10 PIECES	\$250.00	\$2,500.00
WOOD FLOORS CLEAN & WAX	1138 SQ.FT.	\$1.50	\$1,707.00
SUBFLOOR REPAIRS	1 LUMP	\$1,500.00	\$1,500.00
REPLACE VINYL FLOORING	158 SQ.FT.	\$6.40	\$1,011.20

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 SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

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GLANCE ASSOCIATES INC.
 94 PILGRIM ROAD
 PITTSBURGH, PA 15106

RESET, CLEAN & DEODORIZ CARPET	48 MAN HOURS	\$46.57	\$2,235.36
RESET LIGHT FIXTURES	12 MAN HOURS	\$46.57	\$558.84
REMOVE/RESET KITCHEN EQUIPMENT & FIXTURES	80 MAN HOURS	\$46.57	\$3,725.60
			\$0.00
RESET PLATE GLASS MIRROR	8 MAN HOURS	\$46.57	\$372.56
REPAIR BOOKCASE - LIBRARY	8 MAN HOURS	\$46.57	\$372.56
FINAL CLEAN-UP	1 LUMP	\$2,500.00	\$2,500.00
TOOL RENTAL, REPLACE INCIDENTL MATL,	1 LUMP	\$4,000.00	\$4,000.00
ELECTRICAL,PER PATTON ELECTRIC	1 LUMP	\$36,772.52	\$36,772.52
HVAC & PLUMB., PER COLE PLUMB & HEAT	1 LUMP	\$83,120.44	\$83,120.44
SUB-TOTAL			\$915,524.78
SITE MOBILIZATION & PA ONE CALL	1 LUMP	\$800.00	\$800.00
INSURANCE, PERF. & PMT. BONDS & PERMITS	1 LUMP	\$3,000.00	\$3,000.00
PROJECT SUPERVISION 80 HR. X \$46.57	6 MONTH	\$1,862.00	\$11,172.00

BRE EL RESIDENCE
R.D. 1, BOX 135
FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

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GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

GEOTECH SERVICES FOR SOIL BEARING	1 LUMP	\$8,000.00	\$8,000.00
SITE OFFICE, PHONE, FAX	6 MONTH	\$1,000.00	\$6,000.00
SITE STORAGE TRAILER	6 MONTH	\$400.00	\$2,400.00
PORTA-JOHN	6 MONTH	\$85.00	\$510.00
DUMPSTER	6 MONTH	\$350.00	\$2,100.00
TEMPORARY UTILITIES - WATER & ELECTRIC	6 MONTH	\$300.00	\$1,800.00
TEMPORARY HEAT	3 MONTH	\$500.00	\$1,500.00
SITE PROTECTION (SAFETY FENCING)	1 LUMP	\$800.00	\$800.00
HAZARDOUS MAT. SURVEY TO BE COMPLETED	1 LUMP	\$0.00	\$0.00
MOVE FURNISHINGS TO STORAGE	1 LUMP	\$1,500.00	\$1,500.00
TEMPORARY STORAGE OF HOUSE FURNISHINGS	6 MONTH	\$250.00	\$1,500.00
TEMPORARY HOUSING FOR OCCUPANTS	6 MONTH	\$650.00	\$3,900.00
UTILITIES AT TEMPORARY HOUSING	6 MONTH	\$200.00	\$1,200.00
MOVE FURNISHINGS FROM STORAGE TO HOUSE	1 LUMP	\$1,500.00	\$1,500.00
EXTERIOR			

CONSTRUCTION COST ESTIMATE**BRE EL RESIDENCE**

R.D. 1, BOX 135

FORNEY HOLLOW ROAD

SPRAGGS, PENNSYLVANIA 15362

GLANCE ASSOCIATES INC.
 94 PILGRIM ROAD
 PITTSBURGH, PA 15106

February, 2005

SCAFFOLDING FOR EXTERIOR WORK - INSTALL & REMOVE, 1 MONTH	1 MONTH	\$8,000.00	\$8,000.00
ROOF DECKING & FRAMING REPAIRS	2 MONTH	\$850.00	\$1,700.00
REPLACE METAL ROOF	1156 SQ.FT.	\$6.50	\$7,514.00
REPLACE FLAT ROOFS	1156 SQ.FT.	\$12.50	\$14,450.00
REPAIR GUTTERS & DOWNSPOUTS	0 SQ.FT.	\$17.50	\$0.00
RESTORE/REPLACE EXT. STUCCO	64 LIN.FT.	\$15.00	\$960.00
STONE & STUCCO MATERIALS	54 MAN HRS.	\$46.57	\$2,514.78
PAINT EXTERIOR - LABOR	1 LUMP	\$2,200.00	\$2,200.00
PAINT EXTERIOR - MATERIALS	86 MAN HOURS	\$46.57	\$4,005.02
ADJUST & PAINT STEEL CASEMENT WINDOWS	1 LUMP	\$500.00	\$500.00
REMOVE, RESET, PAINT, ALL WINDOWS	EACH		\$0.00
TEMPORARY ENCLOSURE WINDOWS & DOORS	8 EACH	\$525.00	\$4,200.00
RECAULK WINDOWS	7 EACH	\$100.00	\$700.00
NEW GARAGE DOORS & OPENERS	1 EACH	\$950.00	\$950.00

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

CONSTRUCTION COST ESTIMATE

February, 2005

BRE: EL RESIDENCE
R.D. JOX 135
FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA 15362

<u>STRUCTURAL</u>				
JACK & LEVEL HOUSE	1 LUMP		\$8,500.00	\$8,500.00
REPLACE FOOTING	44 LIN. FT.		\$85.00	\$3,740.00
FOUNDATION WALL REPAIRS	34 LIN. FT.		\$125.00	\$4,250.00
REPAIR WOOD BEAM @ MASONRY POCKET 1ST & ROOF	50 EACH		\$225.00	\$11,250.00
NEW W4X13 STEEL BEAMS	4 EACH		\$850.00	\$3,400.00
REPAIR ROOF RAFTERS	15 EACH		\$85.00	\$1,275.00
REPAIR FRAMING CONNECTIONS	50 EACH		\$125.00	\$6,250.00
NEW 3 X 3 COLUMN FOOTING	2		\$875.00	\$1,750.00
REMOVE/RESET MECH. EQUIP.				\$0.00
REPLACE CONC. FL. SLAB, BASEMENT				\$0.00
REFIT COVE MOLDING, PAINT				\$0.00
REPAIR BASEMENT STAIR	10 EACH		\$45.00	\$450.00
REPAIR FRONT STAIR	10 MAN HOURS		\$46.57	\$465.70
CEILING REPAIRS, PAINT				\$0.00
REMOVE/RESET DOORS & FRAMES	36 EACH		\$250.00	\$9,000.00
INTERIOR WALL PATCH & PAINT	75 MAN HOURS		\$46.57	\$3,492.75

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

CONSTRUCTION COST ESTIMATE

EL RESIDENCE

R.D. 30X 135

FORNEY HOLLOW ROAD
SPRAGGS PENNSYLVANIA 15362

PAPER REPAIR & REPLACE

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MOVE, RESET, PAINT BASEBOARDS

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INTERIOR PAINT - MATERIALS

WOOD & VINYL FLOORS, CLEAN & WAX

B FLOOR REPAIRS

RPET, CLEAN DEODORIZ

PLACE VINYL FLOORING

MOVE/RESET KITCHEN EQUIPMENT

GEORGE LANGE'S GARDENRY REPAIRS

CELLANEUS CARPENTER REPAIRS

W. SIEANIUS

FCT REPAIRS/REPLACEMENT

ELECTRICAL MATERIAL

POL RENTAL REPLACEMENT INCIDENT

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SPRAGGS, PENNSYLVANIA 15362				
WALLPAPER REPAIR & REPLACE				\$0.00
REMOVE, RESET, PAINT BASEBOARDS				
	200 LIN.FT.		\$3.50	\$700.00
INTERIOR PAINT - MATERIALS	1 LUMP		\$650.00	\$650.00
INTERIOR TRIM REPAIR & PAINT	24 LIN.FT.		\$35.00	\$840.00
WOOD & VINYL FLOORS, CLEAN & WAX				
	800 SQ.FT.		\$1.50	\$1,200.00
SUBFLOOR REPAIRS	1 LUMP		\$350.00	\$350.00
CARPET, CLEAN DEODORIZER	250 SQ.FT.		\$6.40	\$1,600.00
REPLACE VINYL FLOORING	75 SQ.FT.		\$6.40	\$480.00
REMOVE/RESET KITCHEN EQUIPMENT & FIXTURES	34 MAN HOURS		\$46.57	\$1,583.38
MISCELLANEOUS CARPENTRY REPAIRS				
				\$0.00
FINAL CLEAN-UP	1 LUMP		\$650.00	\$650.00
ELECT REPAIRS/ REPLACEMENT	80 MAN HOURS		\$46.57	\$3,725.60
ELECTRICAL MATERIAL	1 LUMP		\$1,800.00	\$1,800.00
TOOL RENTAL, REPLACEMENT, INCIDENTAL MATTER.	1 LUMP		\$1,500.00	\$1,500.00
SUB-TOTAL				\$117,016.23
				\$0.00
				\$0.00
				\$0.00
				\$0.00

CONSTRUCTION ESTIMATE

BRE E RESIDENCE
R.D. 1, BOX 135
FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA

February, 2005

CONSTRUCTION ESTIMATE LOSS

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

				\$0.00
STORAGE SHED				
JACK UP FOR FOUNDATION WORK	24 MAN HOURS	\$46.57		\$1,117.68
WINCH FRAMING PLUMB	32 MAN HOURS	\$46.57		\$1,490.24
REINFORCE AND SECURE FRAMING CONNECTIONS	34 MAN HOURS	\$46.57		\$1,583.38
NEW FOOTING AND FOUNDATION	42 LIN. FT.	\$110.00		\$4,620.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	30 MAN HOURS	\$46.57		\$1,397.10
REPLACE DAMAGED WOOD FRAMING AND SIDING	40 MAN HOURS	\$46.57		\$1,862.80
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$2,000.00		\$2,000.00
SUB-TOTAL				\$14,071.20
CAR BARN				
JACK UP FOR FOUNDATION WORK	36 MAN HOURS	\$46.57		\$1,676.52
WINCH FRAMING PLUMB	64 MAN HOURS	\$46.57		\$2,980.48
REINFORCE AND SECURE FRAMING CONNECTIONS	76 MAN HOURS	\$46.57		\$3,539.32
NEW COLUMN FOOTINGS	14 EACH	\$650.00		\$9,100.00
NEW FOOTING AND FOUNDATION	20 LIN. FT.	\$110.00		\$2,200.00

GLANCE ASSOCIATES INC.
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CONSTRUCTION COST ESTIMATE

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SPRAGGS, PENNSYLVANIA 15362

LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	48 MAN HOURS	\$46.57	\$2,235.36
REPLACE DAMAGED WOOD FRAMING AND SIDING	84 MAN HOURS	\$46.57	\$3,911.88
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$3,000.00	\$3,000.00
SUB-TOTAL			\$28,643.56
LOG HOUSE			
MOVE FOR FOUNDATION WORK	1 LUMP	\$4,500.00	\$4,500.00
REPLACE CONCRETE FLOOR	110 SQ. FT.	\$9.00	\$990.00
NEW FOOTING AND FOUNDATION	40 LIN. FT.	\$85.00	\$3,400.00
REPLACE STRUCTURE ON NEW FOUNDATION	1 LUMP	\$5,250.00	\$5,250.00
REPLACE DAMAGED WOOD	60 MAN HOURS	\$46.57	\$2,794.20
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$1,500.00	\$1,500.00
SUB-TOTAL			\$18,434.20
PIG PEN			
JACK UP FOR FOUNDATION WORK	28 MAN HOURS	\$46.57	\$1,303.96
WINCH FRAMING PLUMB	32 MAN HOURS	\$46.57	\$1,490.24

REF: EL RESIDENCE
R.D., BOX 135
 FORNEY HOLLOW ROAD
 SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

February, 2005

GLANCE ASSOCIATES INC.
 94 PILGRIM ROAD
 PITTSBURGH, PA 15106

REINFORCE AND SECURE FRAMING CONNECTIONS	20 MAN HOURS	\$46.57		\$931.40
REMOVE CONCRETE FLOOR	1 LUMP	\$400.00		\$400.00
NEW FOOTING AND FOUNDATION	50 LIN. FT.	\$110.00		\$5,500.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	32 MAN HOURS	\$46.57		\$1,490.24
REPLACE DAMAGED WOOD FRAMING AND SIDING	26 MAN HOURS	\$46.57		\$1,210.82
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$1,600.00		\$1,600.00
SUB-TOTAL				\$13,926.66
SHEEP SHED				
JACK UP FOR FOUNDATION WORK	38 MAN HOURS	\$46.57		\$1,769.66
WINCH FRAMING PLUMB	44 MAN HOURS	\$46.57		\$2,049.08
REINFORCE AND SECURE FRAMING CONNECTIONS	40 MAN HOURS	\$46.57		\$1,862.80
NEW COLUMN FOOTINGS	5 EACH	\$650.00		\$3,250.00
NEW FOOTING AND FOUNDATION	81 LIN. FT.	\$110.00		\$8,910.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	40 MAN HOURS	\$46.57		\$1,862.80

BRE EL RESIDENCE
R.D. 1, BOX 135
FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA 15362

CONSTRUCTION COST ESTIMATE

February, 2005

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

REPLACE DAMAGED WOOD FRAMING AND SIDING	56 MAN HOURS	\$46.57	\$2,607.92
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$3,200.00	\$3,200.00
SUB-TOTAL			\$25,512.26
HORSE BARN			
JACK UP FOR FOUNDATION WORK	44 MAN HOURS	\$46.57	\$2,049.08
WINCH FRAMING PLUMB	52 MAN HOURS	\$46.57	\$2,421.64
REINFORCE AND SECURE FRAMING CONNECTIONS	40 MAN HOURS	\$46.57	\$1,862.80
NEW COLUMN FOOTINGS	11 EACH	\$650.00	\$7,150.00
NEW FOOTING AND FOUNDATION	95 LIN. FT.	\$110.00	\$10,450.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	52 MAN HOURS	\$46.57	\$2,421.64
REPLACE DAMAGED WOOD FRAMING AND SIDING	62 MAN HOURS	\$46.57	\$2,887.34
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$2,600.00	\$2,600.00
SUB-TOTAL			\$31,842.50
CHICKEN HOUSE			
JACK UP FOR FOUNDATION WORK	28 MAN HOURS	\$46.57	\$1,303.96

GLANCE ASSOCIATES INC.
94 PILGRIM ROAD
PITTSBURGH, PA 15106

CONSTRUCTION COST ESTIMATE

February, 2005

BRF - EL RESIDENCE
R.D. - J.OX 135
FORNEY HOLLOW ROAD
SPRAGGS, PENNSYLVANIA 15362

DESCRIPTION	MAN HOURS	COST
WINCH FRAMING PLUMB	24	\$46.57
REINFORCE AND SECURE FRAMING CONNECTIONS	32	\$46.57
NEW FOOTING AND FOUNDATION	56 LIN. FT.	\$110.00
LEVEL STRUCTURE, SECURE TO NEW FOUNDATION	34	\$46.57
REPLACE DAMAGED WOOD FRAMING AND SIDING	48	\$46.57
REPLACEMENT WOOD AND MISCELLANEOUS MATERIALS	1 LUMP	\$2,800.00
SUB-TOTAL		\$16,690.62
Overhead & profit 10% + 10%		\$1,181,662.01
		\$236,332.40
		\$1,417,994.41